

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

☒ **Application Cover Sheet (project and property information, applicant information)**

☒ **Dimensional and Parking Information Form (see attached)**

☒ **Impact statement**

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet; include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

☒ **Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

☒ **Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

☒ **Drawings of proposed structure**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

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Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☐

Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

☐

Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☐

Plans for sign permits, if signage is an element of development proposal

☐

Stormwater management plan

(for stormwater management during construction for projects with new construction)

☐

SketchUp Compatible Model, if required

☒

Application fee

(See Rule 12 of the ARB Rules and Regulations for how to calculate the fee)

FOR OFFICE USE ONLY

_____ Special Permit Granted

_____ Received evidence of filing with Registry of Deeds

_____ Notified Building Inspector of Special Permit filing

Docket #: _____

Date: _____

Date: _____

Date: _____

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 96 Jason St.
Assessors Block Plan, Block, Lot No. 131.0-0003-0010.0 Zoning District R1
2. Deed recorded in the Registry of deeds, Book 65373, Page 515
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
3. Present Use of Property (include # of dwelling units, if any)
single family with detached garage
4. Proposed Use of Property (include # of dwelling units, if any)
single family with detached garage/Alternative Dwelling Unit above

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) HOFNER, MARC & BRANDEE
Organization _____
Address 96 Jason St. Arlington, MA. 02476
Street City, State, Zip
Phone 617-529-7288 Email hofner@gmail.com
2. **Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
3. **Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street City, State, Zip
Phone _____ Email _____

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Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name John D. Leone Title Attorney at Law
Organization Leone & Leone Phone 781-648-2345
Address 637 Massachusetts Avenue, Arlington, MA. 02476
Street City, State, Zip
Phone 781-648-2345 Email John@Leonelaw.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

5.9.2 Accessory Dwelling Unit -

section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

5.9.2 (B)(1) Accessory Dwelling Unit - located within 6 feet of property line.

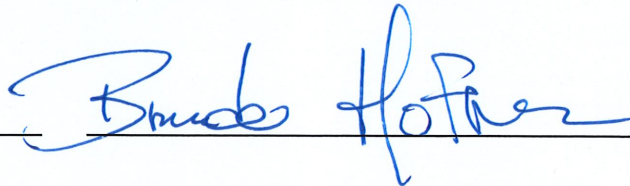
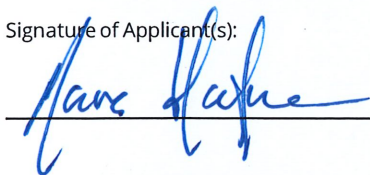
section(s) title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that MARC & BRANDEE HOFNER is the owner ☒ or occupant ☒ or purchaser under agreement ☐
of the property in Arlington located at 96 Jason St., Arlington, MA. 02476
which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by
the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant
expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the
Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):



96 Jason St., Arlington, MA. 02476

Address

781-529-7288

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 96 Jason St.

Zoning District: R1

Applicant: MARC & BRANDEE HOFNER

Address: 96 Jason St., Arlington, MA. 02476

Present Use/Occupancy: No. of Dwelling Units:
single family with detached garage

Uses and their gross square feet:
4,142 square feet

Proposed Use/Occupancy: No. of Dwelling Units:
single family with detached garage with ADU

Uses and their gross square feet:
4,923.5 square feet

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	14,375 sq. ft	14,375 sq. ft.	min. 6,000 sq. ft
Frontage	74.97	74.97	min. 60
Floor Area Ratio ¹	29:100	17:50	max. 7:20
Lot Coverage (%), where applicable	0.288%	0.342%	max. 35%
Lot Area per Dwelling Unit (sf)			min.
Front Yard Depth (feet)			min. 25
Side Yard Width (feet) right side			min. 10
left side	3.0 ft	3.0 ft.	min.
Rear Yard Depth (feet)	16.5	16.5	min. 6
Height stories	2.5	2.5	stories ²
feet	N/A	N/A	Feet
Open Space (% of G.F.A.) ³			min.
Landscaped (sf)			(sf)
Usable (sf)			(sf)
Parking Spaces (#) ⁴			min.
Parking Area Setbacks (feet) (where applicable)			min.
Loading Spaces (#)			min.
Bicycle Parking ⁵ short term			min.
long term			min.

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

**IMPACT STATEMENT for the ADU Special Permit at
96 Jason St., Arlington, MA. 02476**

SPECIAL PERMIT CRITERIA

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

Alternative Dwelling Units (ADU) are allowed by right by Zoning Bylaw, section 5.9.2, except when certain conditions are not met. One of those conditions is if the accessory building is located within 6 feet of the property line. The existing garage is askew of the property line, its front corner 3 feet from the property line and its rear corner is 7.7 feet from the property line.

2. The requested use is essential or desirable to the public convenience or welfare.

Arlington Zoning Bylaw, specifically promote ADUs, "A. Purpose. The purpose of this Section 5.9.2 includes: (1) Promoting the use of accessory dwelling units as a means of providing Arlington property owners with an opportunity to age in place, to create independent living space for elderly, disabled or other family or household members, to downsize or to earn supplemental income from investing in their properties. ... encourage housing for persons of all income levels and ages. ... encouraging an orderly expansion of the tax base without detracting from existing character of the affected neighborhoods".

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed ADU is a studio apartment above an existing garage. The existing driveway will continue to be utilized which will not create any additional traffic congestion nor will it impair pedestrian safety.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The proposed ADU as a studio will have one or two occupants which will not cause any overload of the public water, drainage or sewer system or any other municipal system.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

As stated, ADUs are specifically encouraged by the Bylaws.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The proposed ADU will be in an existing garage with a new dormer in the rear and an access stairway on the side. The front elevation will remain the same from the street. As such the integrity or character of the district will be unaffected.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

The district and the proposed ADU use are both residential.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The landscape will be unchanged due to the proposed ADU.

2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings.

The proposed ADU as in an existing building wherein the landscape will be unchanged and will continue to rest harmoniously with the terrain and in use, scale, and architecture of existing buildings in the vicinity.

3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

There is no change in the landscaped and useable open space.

4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets.

The existing driveway in its current configuration will remain unchanged.

5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system.

Surface water will be handled onsite.

6. **Storm Water Facilities.**

Surface water will be handled onsite. The Hofners have already done significant containment work for rain water runoff for the main house. As the carriage house is an existing structure and there is no increase in its footprint is planned, the storm water by-law should not apply. However the Hofners are proposing to tie the carriage house into the existing storm-water chamber system where possible.

7. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of disposal and solid waste disposal from all buildings shall be indicated.

To the extent possible all utilities will underground. The carriage house/ADU is already connected to the public sanitary sewage system by its own line. It currently has an electric subpanel which will be upgraded, if additional or new service is required it will be underground. The fresh water will be brought to the carriage house/ADU underground.

8. **Advertising Features.** N/A

9. **Special Features.** N/A

10. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment.

The proposed external stairway will be constructed to code.

11. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

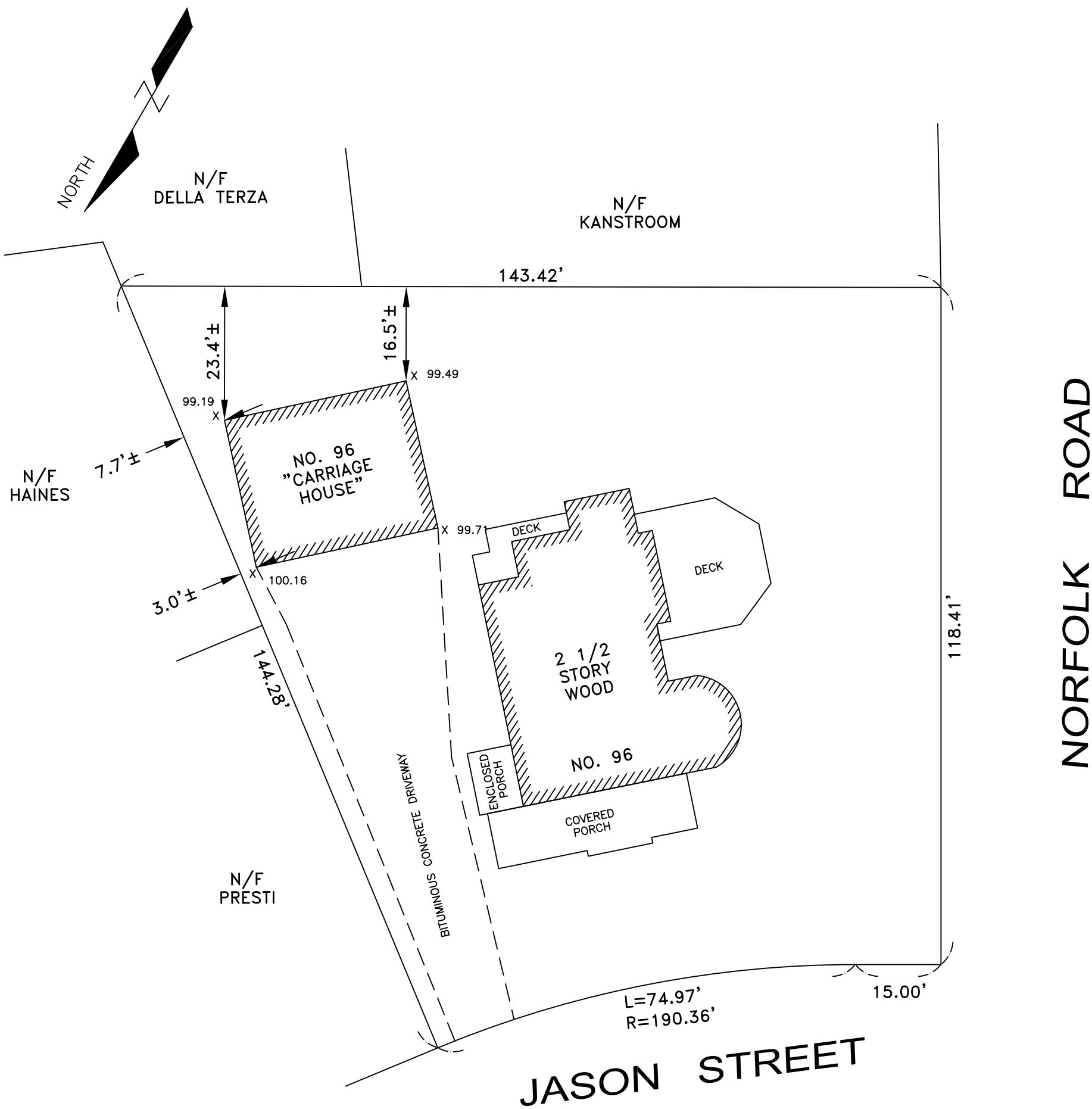
No historic or other building will be removed.

12. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

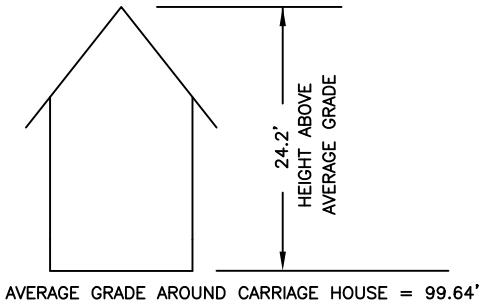
There are no proposed new structures or new hard-surface ground coverage. All efforts to do so will be taken to minimize environmental impact.

13. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

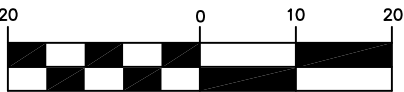
If requested the applicants will submit a current Green Building Council (LEED) checklist.



LOT AREA = 14,468 S.F.±
EXISTING HOUSE = 1,550 S.F.±
EXISTING CARRIAGE HOUSE = 855 S.F.±
EXISTING PAVEMENT = 1,700 S.F.±



- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 65373, PAGE 515.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 61, PAGE 1, AND PLAN BOOK 178, PLAN 27.
 3. SUBJECT PARCEL IS LOCATED IN ZONE R-1.



(IN FEET)
1 inch = 20 ft.

CERTIFIED PLOT PLAN
IN
ARLINGTON, MA
SCALE: 1" = 20' JULY 21, 2022

DLJ GEOMATICS
PROFESSIONAL LAND SURVEYING
276 NORTH STREET
WEYMOUTH, MA 02191
(781) 812-0457
96 JASON ST ARLINGTON.dwg

PROFESSIONAL LAND SURVEYOR _____ DATE _____

